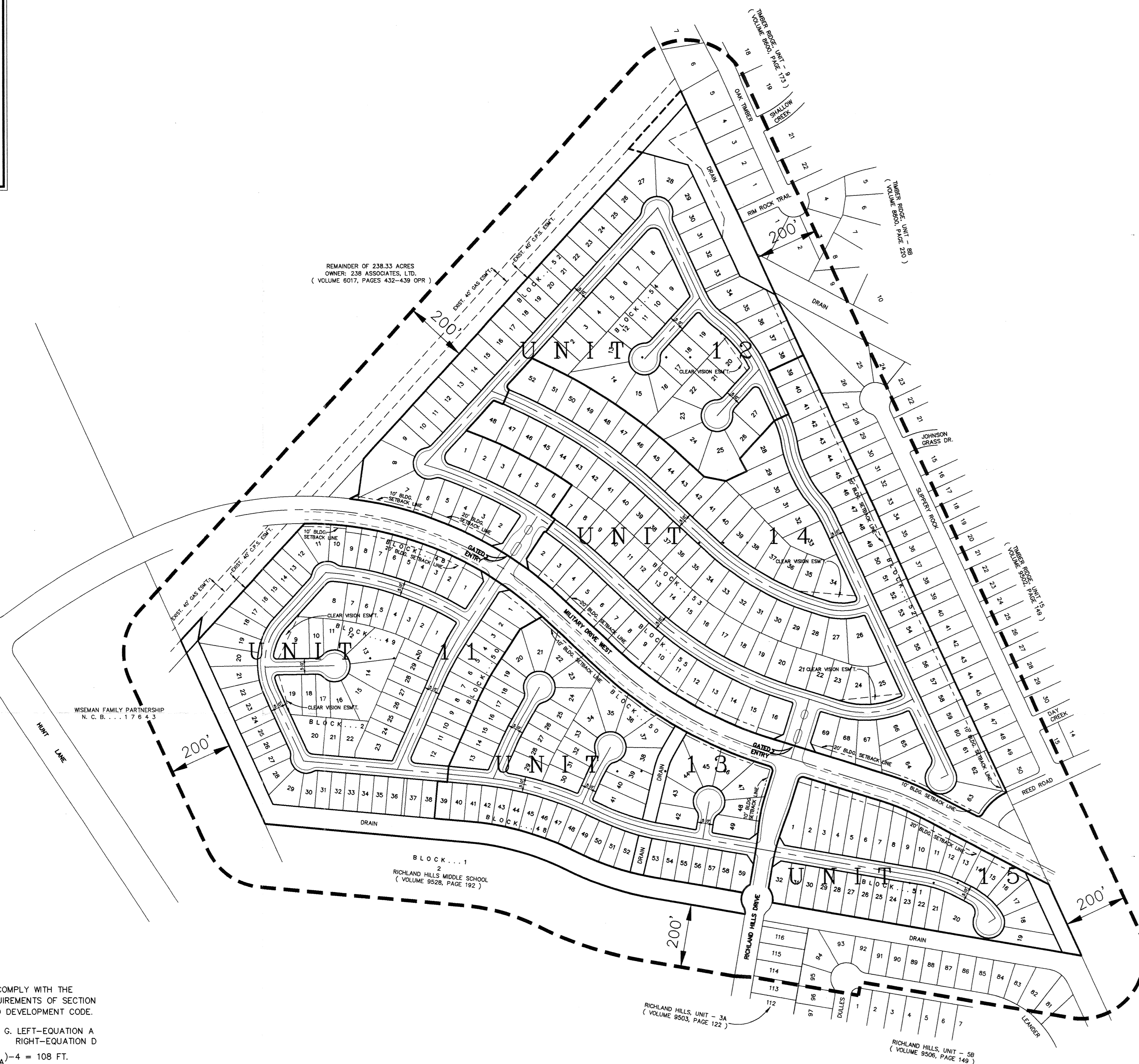


LOCATION MAP



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D

$$L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$$

$$R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$$

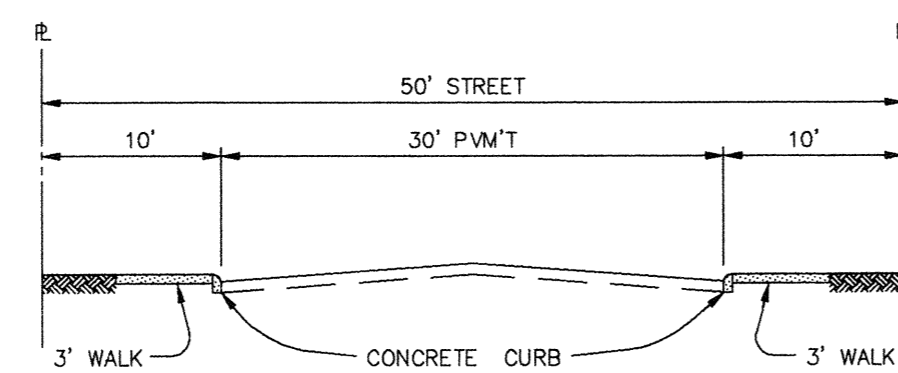
$$\text{ISD} = 300 \text{ FT. } W = 30 \text{ FT. } K_A = 7 \text{ } K_D = 2$$

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.24 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 69%
TOTAL SPACE	= 83,240 ACRES
OCCUPIED SPACE	

9.93 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
4.13 ACRES	DRIVEWAYS (17' X 30')
11.99 ACRES	HOUSE SLABS (INCLUDES GARAGE)
	(TYPICAL 1480 SF)
26.05 ACRES	TOTAL

NET OPEN SPACE	= 57.19 ACRES
OPEN SPACE RATIO	= 0.69



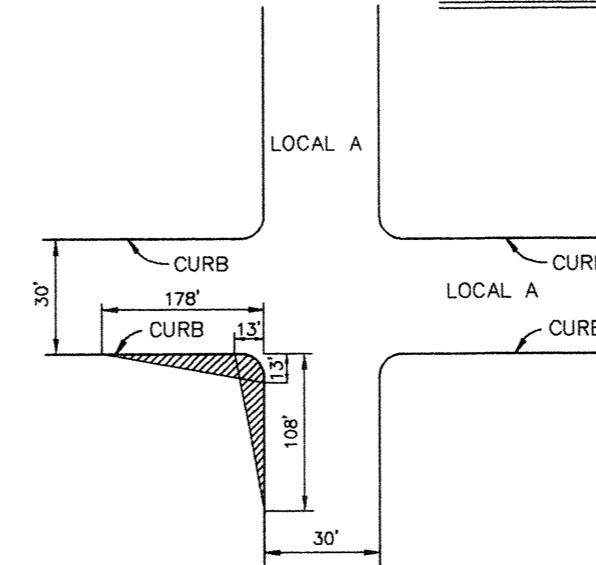
TYPICAL STREET SECTION

NOT TO SCALE

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNITS 12 & 14 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
- RESERVE AT WESTOVER HILLS UNITS 11, 13, & 15 WILL HAVE PUBLIC STREETS & HAVE NON-GATED ACCESS. RESERVE UNITS 12 & 14 WILL HAVE PRIVATE STREETS & GATED ACCESS.
- MILITARY DRIVE WEST & REED ROAD ARE BEING CONSTRUCTED WITH APPROVED PLANS WITH THE RESERVE AT WESTOVER HILLS UNIT 6 SUBDIVISION PLAT, I.D. NUMBER 980152.

CLEAR VISION AREA



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D

$$L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$$

$$R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 390 \text{ FT.}$$

$$\text{ISD}(1) = 300 \text{ FT. } W = 30 \text{ FT. } K_A = 7 \text{ } K_D = 2$$

$$\text{ISD}(2) = 625 \text{ FT.}$$

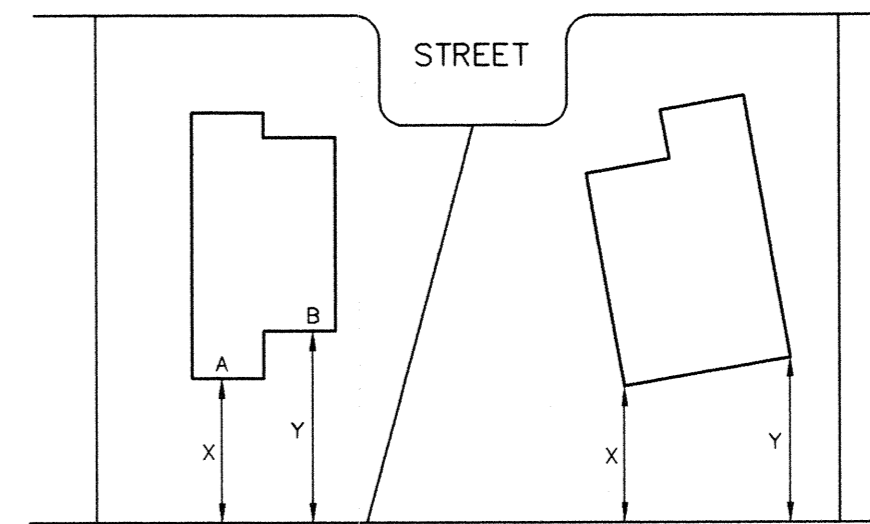
- 353 RESIDENTIAL UNITS
- TOTAL ACREAGE 83.24 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, INC.
14206 NORTHBROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2660

#99-006

#99-006

REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



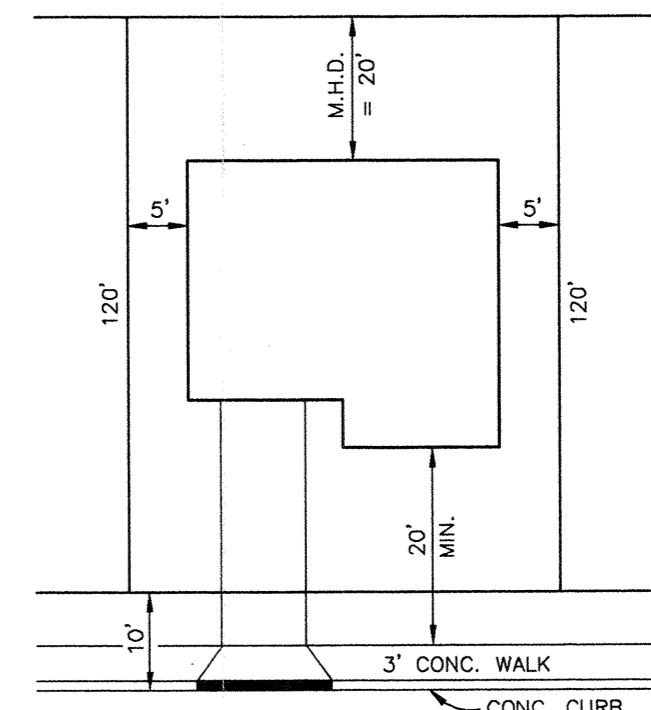
$$\text{M.H.D. } \frac{(A)(X) + (B)(Y)}{A + B} = 15'$$

$$X = 10' \text{ MINIMUM}$$

MEAN HORIZONTAL DISTANCE

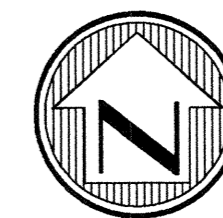
NOT TO SCALE

45' UNITS SOUTH OF MILITARY DRIVE WEST
60' UNITS NORTH OF MILITARY DRIVE WEST



TYPICAL LOT

NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

RECEIVED

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

NOTE:

- NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0408E, BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.

APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission

City of San Antonio

Chairman: *Thomas L. Gooden* 2/10/99
Secretary: *Bob D. [Signature]* 2/10/99

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. & P.U.D. PLAN

for

THE RESERVE AT WESTOVER HILLS

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 334-5351

REVISIONS:

JOB NO. 46625.00

FILE: _____

DATE: 11/18/98

DESIGN: G.W.P.

DRAWN: B.C./P.D.L.

CHECKED: _____

SHEET 1 OF 1